



MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Montre' Freeman, City Manager
Reginald Goodson, Interim Community Development Director

DATE: February 10, 2023

RE: Consideration- Call for a Public Hearing - CASE NO: RZ-04-23 filed by Sumit Gupta to rezone 7 Parcels from R-8, GB, and I-2 to Apartment District (AD).

BACKGROUND:

This is a request to call for a public hearing to rezone a 7.09± acre site that includes seven parcels located on the north side of West Ehringhaus Street between McArthur Street and Elcinoca Drive from Residential-8 (R-8), General Business (GB), and Industrial-2 (I-2) to Apartment District (AD). This site is currently occupied by scattered single-family dwellings and vacant parcels.

ANALYSIS:

The Joint Elizabeth City and Pasquotank County Land Use Plan (LUP) designates the subject properties as Medium/High Density Residential (MHDR). The MHDR classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or multifamily developments. The residential density in this classification ranges from 3.9 to 8.6 single family home per acre with the multi-family density ranging from 12 units per acres in the general residential district up to 20 units in the apartment district. Long-term, the MHDR areas are projected to develop at average densities of approximately 6.25 dwelling units per acre. Limited light commercial use is not considered acceptable for this classification.

Land uses within Medium/High Density Residential-designated areas are compatible with the R-6, R-8, R-10 and AD zoning districts. Minimum lot sizes typically vary from 6,000 to 10,000 square feet. Lot coverage is restricted to 50 percent of the gross lot area for high density residential uses. Lot coverage is not restricted for medium density residential uses. Building heights are limited to 40 feet.

In consideration of the proposed land use and zoning classification, the MHDR classification is appropriate. The rezoning of the property to Apartment District (AD) supports the proposed future land uses as indicated in the LUP.

While the LUP depicts the general location of projected patterns of future land uses, the LUP states that the ultimate use and development of a particular parcel of land will be determined by the property owner's desires, overall market conditions, implementation tools employed by the City to regulate land use and development, and the availability of necessary infrastructure (water, sewer, roads, etc.) to support development. Ultimately, there are many relevant factors in addition to the Future Land Use Map (FLUM) that come into play to determine if a projected use is appropriate.

PLANNING COMMISSION RECOMMENDATION:

Before the Planning Commission meeting on February 7, 2023, all property owners within 100 feet of the subject properties (excluding public right of ways) were notified of the case and planning commission meeting date, along with sign postings on the subject property and a legal ad and advertisement through the City's Channel 11 and the Daily Advance. No comments or inquiries were received from the public before or during the planning commission meeting.

The Planning Commission voted unanimously to recommend approval of the requested rezoning of a total of 7.09± acres. The Planning Commission found the request to be consistent with the area's zoning pattern and existing land uses of adjacent properties, and well as the Future Land Use Map.

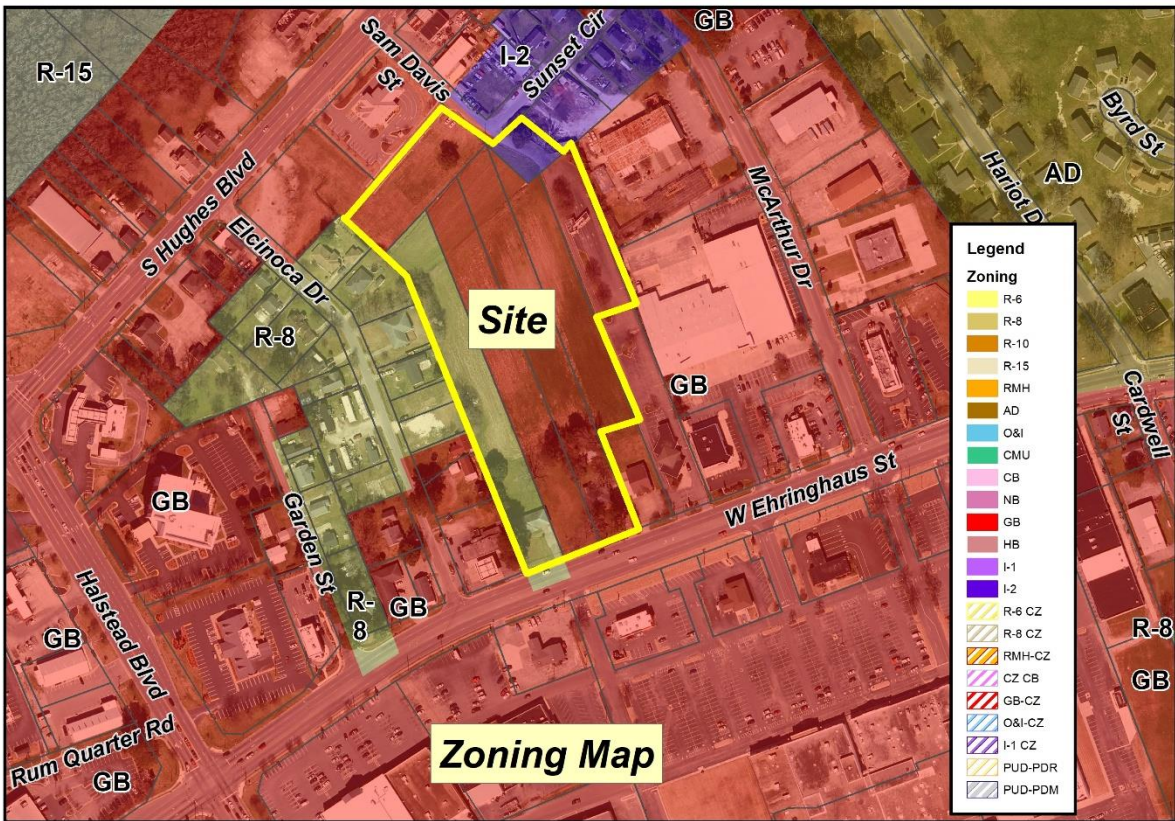
STAFF RECOMMENDATION:

By motion, call for a public hearing on Case RZ 04-23 to be held on February 27, 2023 during the Regular Session of the City Council, directly following the public comment period.

Consistency Statements:

"The City Council of the City of Elizabeth City approves the rezoning request of 7 Parcels containing 7.09± acres located on the north side of W. Ehringhaus Street between McArthur Street and Elcinoca Street from Residential-8 (R-8), General Business (GB), and industrial-2 (I-2) to Apartment District (AD) and finds the request to be consistent with the Elizabeth City-Pasquotank County CAMA Future Land Use Plan and area's zoning pattern."

West Ehringhaus



Zoning Map